

Statement of Justification

For

Mildred D. Cummins Estate, et al
to be rezoned to C-RME in the Dranesville
Magisterial District, Fairfax County, Virginia

"The property in question containing eleven (11) acres more or less, located on U.S. Route 123, bounded by the land owned by the U.S. Bureau of Public Roads on one side and Saville Lane on the other side, having approximately 465 feet, more or less, on St. Route 123. The traffic patterns established by the fine feasibility of proper ingress and egress to the above-described property and the closeness of this particular eleven acres to the U.S. Bureau of Public Roads property, more commonly known as the CIA property, is inducing to high-class multi-family development that will help solve the immediate need for fine multi-family development in a very desirable area. The property in question being surrounded on two sides by the land of the U.S. Bureau of Public Roads, more commonly known as CIA property, and the County and Federal highways on the third side leads us to believe the land is so situated to be developed in a very high multi-family density composure.

Respectfully Submitted,

/s/

Bernard M. Pagelson"

MAP REFERENCE	PARCEL OR LOT
9R000100260006	22 4 1 1 2

BOARD OF COUNTY SUPERVISORS

Joseph Alexander
 Frederick A. Babson, Jr.
 John L. Beerman
 Mrs. Harriet F. Bradley
 Stuart T. DeBell
 Stanford E. Parri
 John P. Parrish *CHMN.*

Mrs. Terry Dalton
 Stephen Hartwell
 Russell O. Hess
 C. Craven Hughes
 Glenn S. Ovrevik
 Keith Price
 Morris G. Sahr
 George Simpson
 C. Meade Stull
 Thomas R. Williams

COUNTY PLANNING COMMISSIONAPPLICATION FOR ZONING MAP AMENDMENT

Fairfax County, Virginia

NO. B-328

(Do not fill in this space)

TO: THE BOARD OF COUNTY SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

Contract Owner

(1) I (WE) ROBERT L. TRAVERS, JR. Owner
 (2) of 96 BERNARD M. FAGELSON, ATTY. Address
124 SOUTH POYAS ST. ALEXANDRIA, VA. K18-8100 City or Post Office
Telephone

hereby petition you to amend the Zoning Map of Fairfax County, Virginia, by reclassifying from the
 (3) R-1 District to the C-IRMH District the property
 described as follows, and shown outlined in red on the maps attached hereto, which are made a part of this
 application.

(4) LOT 2, DOUBLE CIRCLE CIR, DRANESVILLE, 11 ACRES (400 ft.)
 Address of property (if any) Magisterial Dist. Total area (ac. or square ft.)

(5) PROPERTY LOCATION (advertising description) - (Example - South side Route 236 approximately 1000 ft. West of Route 784).

NG CORNER RT. 123 + BPR PROPERTY

APPROX. 100 FT. WEST OF SAVILLE LANE

(6) DESCRIPTION OF PROPERTY (attached if property is described by metes and bounds).

(7) PROPOSED USE:

Lot (s)	Block (s)	Subdivision	Deed Book	Page No.
---------	-----------	-------------	-----------	----------

(8) NAME AND ADDRESS OF OWNERS OF RECORD

MILDRED CUMMINS ET AL, 96 MRS HILDA D. NEEDHAM
 Name 1424 INGLESIDE AVE.
 Address MCLEAN, VA.

(9) SIGNATURE OF OWNER
 OR CONTRACT OWNER

By: _____ (Agent)

Address and Telephone No. of Agent

(10) AFFIDAVIT

STATE OF VIRGINIA)
 COUNTY OF FAIRFAX)

This 3rd day of DECEMBER 1965 (Filed 12/7/65)
 (Month - year)

(owner, agent for owner) personally appeared before me in my
 (delete one)

State and County aforesaid, who after being first duly sworn made oath before me that no member of the Board of County Supervisors of the County of Fairfax, Virginia, nor of the County Planning Commission thereof has any interest in property described herein either individually, by ownership of stock in a corporation owning such land, or partnership, and no member of the immediate household of any member of the commission or governing body has any such interest, except as follows:

GIVEN UNDER MY HAND THIS _____ day

of _____
 (month - year)

Notary Public

My Commission Expires: _____

Receipt No. Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260006-1

(Attach Justification and add 8 1/2" x 11" sheets as necessary)

24 MAY 1966

MEMORANDUM FOR: Acting Deputy Director for Support
SUBJECT : Rezoning Application; 19.3 Acres Across
Route 123 from Entrance Road to Headquarters
REFERENCES : (a) Memo for ADD/S from D/L dtd 9 May 66, same
subject
(b) Fairfax County Notice dtd April 22, 1966,
re subject application, B-459

The Office of Security has reviewed the rezoning application (B-459), which was filed by Mr. Berl M. Erlich on 4 April 1966 to rezone for townhouse construction a 19.3 acre tract across Route 123 from the entrance road to Headquarters. The Physical Security Division concludes that such development would not warrant Agency objection to the rezoning petition on security grounds.

Signed: George E. Meloon

GEORGE E. MELOON
Director of Logistics

Attachments

Copies of Refs (a) and (b)

Distribution:

Original & 1 - Addressee
1 - OS/Phy.SD
1 - OL Files
2 - OL/RECD
1 - D/L Chrono

STAT
100
OL/RECD/AB [REDACTED] 5/23/66
(Retyped: 23 May 1966)

HSC: 23 May 66

MEMORANDUM FOR: Assistant Deputy Director for Support
SUBJECT : Rezoning Application; 19.3 Acres Across
Route 123 from Entrance Road to Headquarters
REFERENCES : (a) Memo to ADD/S from D/L dtd 9 May 66, same
subject
(b) Fairfax County Notice dtd April 22, 1966,
re subject application, B-459

The Office of Security has reviewed the rezoning application (B-459), which was filed by Mr. Berl M. Erlich on 4 April 1966 to rezone for townhouse construction a 19.3 acre tract across Route 123 from the entrance road to Headquarters. The Physical Security Division concludes that such development would not warrant Agency objection to the rezoning petition on security grounds.

GEORGE E. MELOON
Director of Logistics

Attachments
Copies of Refs (a) and (b)

Distribution:
Original & 1 - Addressee
1 - OS/PSD
1 - OL Files
② - OL/RECD
1 - D/L Chrono
lsp
3/20/66

OL/RECD/AB/
(20 May 1966) *HSC/t*, 20 May 66

STAT

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260006-1

REF.
(a)

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260006-1

9 MAY 1966

MEMORANDUM FOR: Assistant Deputy Director for Support
SUBJECT : Rezoning Application; 19.3 Acres Across Route 123
from Entrance Road to Headquarters
REFERENCE : Fairfax County Notice dtd 22 April 1966 re subject
application, B-459

1. This memorandum is for information only.
2. The referenced notice requests comments on the subject rezoning application. There is attached hereto a copy of the application on file at the Fairfax County Courthouse and a schedule of the status of all such rezoning petitions presently before the County authorities.
3. It would appear to be of no special concern to the Agency if townhouses were constructed on this site, somewhat remote from the Headquarters Building. This is the quick opinion of our Physical Security Division, but a final judgment must await their considered study of the case. A set of the same attachments has been sent to STAT [redacted] being on military leave.
4. Townhouses are permitted to have a density of ten dwelling units per acre. The present zoning is one single family detached residence per acre. Alongside there is R-17 zoning allowing three single family detached residences per acre. A year ago (10 March 1965) the County rejected finally the application (B-27) of Mr. Robert L. Travers to permit the construction of medium-rise apartments (CRM2H) on this same 19.3 acre tract.
5. When the Office of Security makes its official determination on the potential effects of the present petition, you will be advised of their findings.

Signed: John F. Blake

fm GEORGE E. MELOON
Director of Logistics

Attachments

As stated

Distribution:

Orig. & 1 - Addressee

1 - OL Files

1 - OS/PSD

1 - D/L Chrono

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260006-1

OL/RECD

OL/RECD/AB

(6 May 1966)

STAT

HSC R 6 May 66

COPY

BOARD OF COUNTY SUPERVISORS

COUNTY PLANNING COMMISSION

Joseph Alexander	Mrs. Terry Dalton	Keith Price
Frederick A. Babson, Jr.	Stephen Hartwell	Morris G. Sahr
John L. Beerman	Russell O. Hess	George Simpson
Mrs. Harriet F. Bradley	C. Craven Hughes	C. Meade Stull
Stuart T. DeBell	Glenn S. Ovrevik	Thomas R. Williams
Stanford E. Parries		
John P. Parrish		

MAP REFERENCE		PARCEL OR LOT
31-1	001	14

APPLICATION FOR ZONING MAP AMENDMENT

NO. 3-459

Fairfax County, Virginia

(Do not fill in this space)

TO: THE BOARD OF COUNTY SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

Contract Owner X(1) I (Carl M. Erlich)

Owner _____

(2) of 207 Park AvenueFalls Church, Virginia533-3020

Address

City or Post Office

Telephone

hereby petition you to amend the Zoning Map of Fairfax County, Virginia, by reclassifying from the

(3) XB-1 District to the RT District the property described as follows, and shown outlined in red on the maps attached hereto, which are made a part of this application.(4) Braddock 10.307 acres
Address of property (if any) Magisterial Dist. Total area (ac. or square ft.)

(5) PROPERTY LOCATION (advertising description) - (Example - South side Route 236 approximately 1000 ft. West of Route 784).

South side Route 123 approximately 800 feet East of Potomac School (Rt. 688).

(6) DESCRIPTION OF PROPERTY (attached if property is described by metes and bounds).

(See Attached Description)

(7) Lot (s) Block (s) Subdivision Deed Book Page No.

PROPOSED USE:

Townhouses

(8) NAME AND ADDRESS OF OWNERS OF RECORD

Ernest Smith, 4507 Ramshorn Drive, McLean, Virginia

Name

Address

(9) SIGNATURE OF OWNER
OR CONTRACT OWNERCarl M. Erlich

By:

(Agent)

(Robt. C. Fitzgerald)

Address and Telephone No. of Agent

(10)

AFFIDAVIT

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)This 4th day of April, 1966

(Month Year)

Carl M. Erlich (owner, Carl M. Erlich) personally appeared before me in my
(delete one)State and County aforesaid, who after being first duly sworn made oath before me that no member of the Board of County Supervisors of the County of Fairfax, Virginia, nor of the County Planning Commission thereof has any interest in property described herein either individually, by ownership of stock in a corporation owning such land, or partnership, and no member of the immediate household of any member of the commission or governing body has any such interest, except as follows:

GIVEN UNDER MY HAND THIS 4th dayof April, 1966
(month - year)Virginia I. Rettiger

Notary Public

My Commission Expires: October 18, 1966Receipt No. Approved For Release 2003/02/27 : CIA-RDP86-01019R0001002600961

C O P Y

JUSTIFICATION

Application to rezone 19.307 acres, south side Route 123, approximately 800 feet east of Potomac School Road (Route 638) - Beryl M. Erlich

The property concerned in this application is located on a four-lane dividing highway (Dolly Madison Boulevard, Route 123), near McLean and its business district and is directly across the highway from the entrance to the C. I. A. installation. It is a short distance north of the interchange of Route 123 with the George Washington Memorial Parkway and these roads give good access to the bridges entering Washington, D. C. Also by use of the Parkway, there is good access to the beltway.

Because of its location in relation to the C. I. A., and its proximity to Washington, D. C., there is an obvious need for residential units in the area greater than can be provided under the single family zoning classification.

Surrounding areas have been developed by single family development on relatively large lots, mainly due to the lack of sewer facilities at the time of development. These single family homes are of high value and it is planned to develop this parcel in townhouse development with the individual units being comparable and compatible value-wise and architecturally-wise with existing and planned single family development.

It is planned to develop the parcel oriented to the west or McLean direction, and providing no access into the adjacent subdivision of Clearview Manor, unless such access is desired by the residents of Clearview Manor or the county. The streets will be coordinated with the development plan on the adjacent tract to the west to the satisfaction of the county and the developer of that tract.

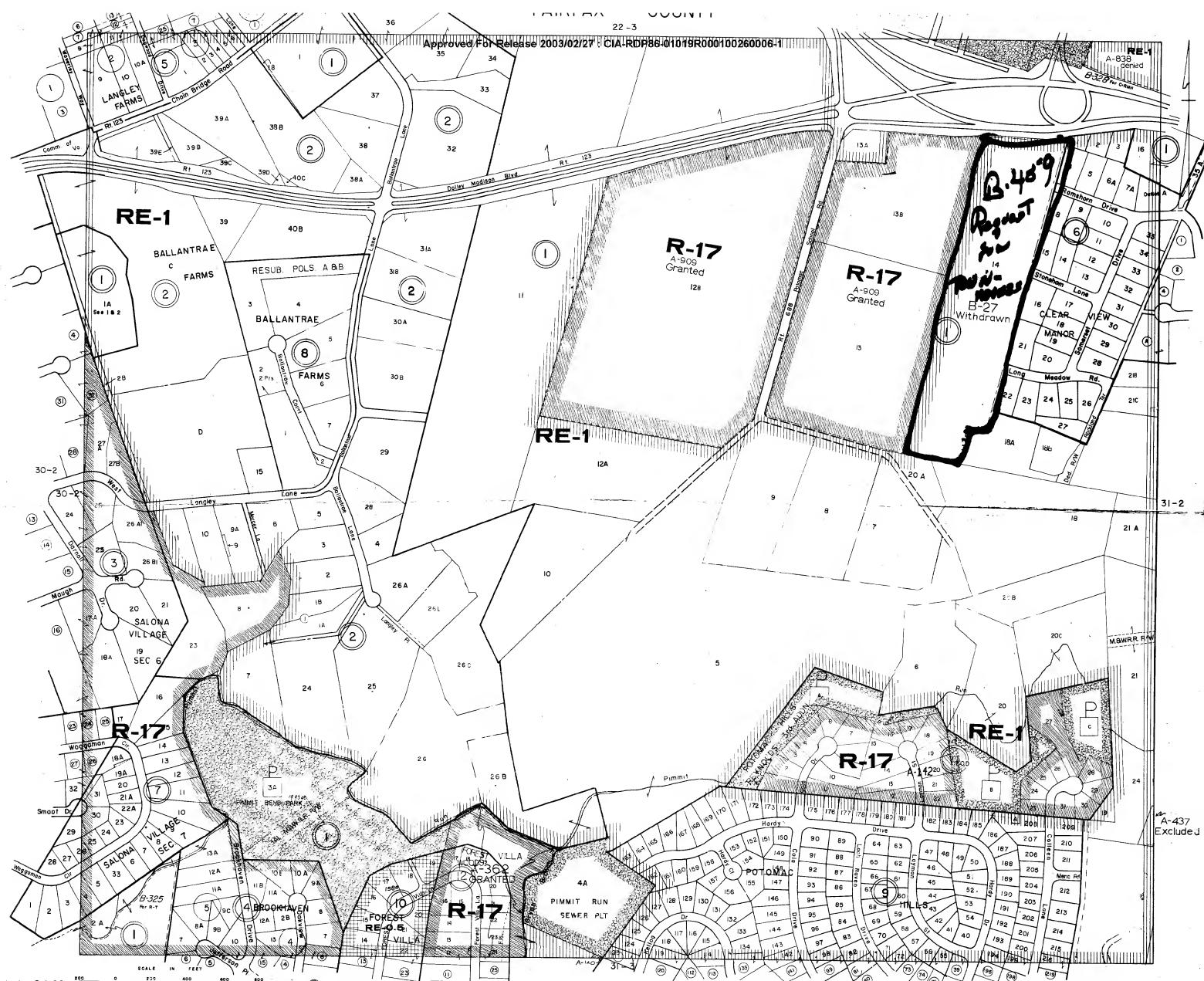
Although the zoning of this parcel of land to the townhouse classification may appear to be sandwiching townhouses in between existing and proposed single family development, the undersigned believes that the peculiar location of this parcel, which will afford luxury townhouse accommodations to persons employed at the C. I. A. installation, reducing the travel of these persons on the highways, should over-ride any such objection.

It should be noted that in the past there have been a number of applications of property within this area for high density apartment rezoning. It is suggested that the rezoning of this parcel to townhouse classification should relieve the pressure of apartment demands in this vicinity.

It has been noted in the press that Secretary of Interior Udall, who holds in his hands the development of the Merrywood property, has indicated his approval of the developing of that property in some form of townhouse development compatible with that area. The developers of this property propose to do a similar job in the development of this land and the construction of high priced townhouses that will be a show-place of the community as well as providing much needed residential units of such type in this locality.

Respectively submitted,
Robert C. Fitzgerald
Attorney for Applicant

C O P Y



Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260006-1

REF.
(b)

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260006-1

COMMONWEALTH OF VIRGINIA

County of Fairfax, 22030

PLANNING OFFICE

April 22, 1966

Mr. Robert C. Horne
Regional Director
National Park Service
National Capital Region
1100 Ohio Drive, S. W.
Washington, D. C. 20242

Dear Mr. Horne:

The County of Fairfax has on file for public hearing on --- a rezoning application B-459, involving 19 acres of land. The petitioner requested a change in classification from RE-1 to R-T.

At the request of the County Board of Supervisors, all zoning reclassification petitions, which generally fall within one-half (1/2) mile of another jurisdiction shall be made known to that particular jurisdiction.

It would be most helpful to include in the Staff's report the comments and/or action of your City/County Council, Planning Commission and Planning Staff.

Sincerely,

John Yaremchuk
JOHN YAREMCHUK
Director of Planning

04 6 2710

Approved For Release 2008/02/27 : CIA-RDP86-01019R000100260006-1

TO:		DATE
Director of Logistics		
ROOM NO.	BUILDING	
1206	Ames	
REMARKS:		

Please look this over and

advise me.

1. EO 4/18 4/18 AM
2. DD/L 27 29 APR 1966
3. DECD - ACTION

FROM: Acting Deputy Director for Support

ROOM NO. BUILDING

7D18

FORM NO. 241
1 FEB 55

REPLACES FORM 36-8
WHICH MAY BE USED.

(47)

STAT

24 MAY 1966

MEMORANDUM FOR: Acting Deputy Director for Support
SUBJECT : Rezoning Application; 19.3 Acres Across
Route 123 from Entrance Road to Headquarters
REFERENCES : (a) Memo for ADD/S from D/L dtd 9 May 66, same
subject
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Signed: George E. Meloon
GEORGE E. MELOON
Director of Logistics

Attachments
Copies of Refs (a) and (b)

Distribution:
Original & 1 - Addressee
1 - OS/Phy.SD
1 - OL Files
2 - OL/RECD
1 - D/L Chrono

STAT
OL/RECD/AB/
(Retyped: 25 May 1966)

To: C. C. Massey, County Executive DATE: April 29, 1966
 FROM: John Varenczuk, Acting Director of Planning
 SUBJECT: Status of Zoning Applications

I am attaching for your information and that of the Board of Supervisors a report indicating the current status of all zoning cases in the Active File. This report indicates the schedule which has been tentatively set up for the hearing of these cases before the Planning Commission and the Board of Supervisors.

STATUS OF ZONING APPLICATIONS

PENDING BEFORE THE P/C IN AREAS WITH PLANS PENDING												PENDING BEFORE THE P/C IN AREAS WITH PLANS PENDING (CON'T.)												PENDING BEFORE THE P/C											
STATUS	TOTALS	PENDING BEFORE THE B/S				NUMBER	NAME	PLAN OR DEFERRED DATE	NUMBER	NAME	PLAN AREA	TOTALS	NUMBER	NAME	PLAN AREA	TOTALS	NUMBER	NAME	REASON																
TOTAL PENDING BEFORE THE BOARD.....	32	NUMBER	NAME	PLAN OR DEFERRED DATE	NUMBER	NAME	PLAN AREA	NUMBER	NAME	PLAN AREA	TOTALS	NUMBER	NAME	PLAN AREA	TOTALS	NUMBER	NAME	REASON																	
Pending before the Planning Commission in areas with pending plans					A-868	Miller	Backlick-Braddock Road Study	A-296	Melnick	Mt. Vernon Plan		A-652	Springfield	Att. Req. Refile																					
(1) Backlick-Braddock Road Study	5	B-409	B-But	May 11, 1966	B-289	Picot	"	B-88	Doyle	Def. 15 mo. 4/14/65		A-674	Doyle	Def. 15 mo. 4/14/65																					
(2) Edsall Road Plan	19	B-391	Fleisher	" (Tents.)	B-417	Coopersmith	"	B-112	Leo	"		A-729	Bensinger	4/20/66 - Defer 6 mo.																					
(3) Edsall Road Study	2	B-457	Lincolnia	" (Tents.)	B-417	Travers	"	B-153	Olmi	"		A-734	Doyle	Def. 15 mo. 4/14/65																					
(4) Fairfax Plan	8	B-457	Russ	" (Tents.)	B-458	Dunham	"	B-219	Fagelson	"		A-616	Miller	Not Scheduled - Att. Req.																					
(5) Lower Potomac Plan	3	B-108	B-619	Maple	B-210	Toll Corp.	Pohick Plan	A-558	Steinberg	Staff		A-653	Stark	Not Scheduled - Att. Req.																					
(6) McLean Plan	20	B-121	B-620	Yeomans Land	B-210	Weinberg	"	A-881	Jolar	Sewer		A-678	Doyle	Refile for P&D																					
(7) Mt. Vernon Plan	5	B-149	Webb	"	B-306	Krammer	"	A-954	Schnider	Sewer information		A-679	Doyle	P/C Deferal																					
(8) Pohick Plan	5	B-375	Haney (B/S Action)	"	B-326	Ve. Concrete	"	B-352	Lustine	Refile - Study		A-680	Doyle	Not Scheduled - Att. Req.																					
(9) Rose Hill Plan	23	B-383	Casper	"	B-352	Save-U	"	B-194	Katzem	Not Scheduled - Att. Req.		A-184	Hooyouk	Defer - Sept. 1966																					
(10) Vienna Plan	17	B-402	B-450	Blewell	B-211	Turner	"	B-197	McClaskey	Defer - Study		A-197	Sticks	Not Scheduled with A-858																					
	107			"	B-220	Edsall	"	B-267	Katzem	Scheduled with A-858		A-267	Doyle	Not Pending applica.																					
Pending before Planning Commission	20	B-305	Frogale	June 8, 1966	B-258	Marshall	"	B-271	McKee	Defer - Study		A-271	Doyle	Not Pending applica.																					
Planning Commission from May 5 to May 19	14	B-264	Travers	June 15, 1966	B-264	Fairland	"	B-335	Burgess	Defer - Study		A-335	Doyle	Not Pending applica.																					
Pending before P/C for scheduling	55	B-336	No. Va. Oil	"	B-271	Morris	"	B-337	Travers	Defer - Study		A-337	Doyle	Not Pending applica.																					
TOTAL PENDING BEFORE PLANNING COMM.	196	B-329	Burgdorf	July 13, 1966	B-271	Edsall	"	B-372	Pompliano	Defer - Study		A-372	Doyle	Not Pending applica.																					
TOTAL ACTIVE APPLICATION-APR. 29	228	A-830	Miller	July 27, 1966	B-271	Fleishman	"	B-395	Shapiro	Defer - Study		A-395	Doyle	Not Pending applica.																					
Total active applications of		B-227	Moore	September 14, 1966	B-271	Travers	"	B-400	English	Defer - Study		A-400	Doyle	P/C Deferal																					
May 3, 1966 157		B-311	Geeraert (C-DM)	"	B-304	Swamer	Edsall Road Intersection Study	B-285	McClaskey	Defer - Study		A-285	Doyle	TOTAL PENDING BEFORE THE PLANNING COMMISSION..... 20																					
June 11, 1966 143		B-330	Credit	"	B-367	Travers	"	B-320	Zuckerman	Defer - Study		A-320	Doyle	Not Pending applica.																					
July 9, 1965 154		B-382	Curtis	"	A-774	Hooper	Fairfax Plan	B-321	O'Keefe	Defer - Study		A-321	Doyle	Not Pending applica.																					
August 13, 1965 152		B-302	Lukinson (B/S Action)	September 21, 1966	A-782	Thompson	"	B-322	O'Keefe	Defer - Study		A-322	Doyle	Not Pending applica.																					
September 23, 1965 160		B-311	Guest	"	B-133	Kupersmidt	"	B-323	O'Keefe	Defer - Study		A-323	Doyle	Not Pending applica.																					
October 21, 1965 156		B-300	Doyle	"	B-223	Ryon	"	B-460	Erlich	Defer - Study		A-460	Doyle	Not Pending applica.																					
November 23, 1965 172		B-318	Grant	"	B-251	Rosenthal	"	B-469	Jolles	Defer - Study		A-469	Doyle	Not Pending applica.																					
December 23, 1965 160		B-319	Paul	"	B-300	McLean Oil	"	B-212	Lockwood	Vienna Plan		A-212	Doyle	Not Pending applica.																					
January 26, 1966 184		B-366	Long	"	B-449	Jolles	"	B-214	Iahn	"		A-214	Doyle	Not Pending applica.																					
February 28, 1966 200		B-397	Ford	"	B-296	Kings Landing	Lower Potomac Plan	B-215	McAteer	Heritage Village		A-215	Doyle	Not Pending applica.																					
March 25, 1966 205		B-289	Edwards	McLean Plan	B-298	Cris	"	B-255	Morow	"		A-255	Doyle	Not Pending applica.																					
Rezoning activity - 1966		A-743	O'Keefe	Rose Hill Plan	A-781	Othman	McLean Plan	B-432	Aman	"		A-432	Doyle	Not Pending applica.																					
Applications filed.....	143	A-812	Rose Hill Dev.	"	B-147	Williams	"	B-433	B. Bldg.	"		A-433	Doyle	Not Pending applica.																					
Final actions by B/S.....	83	B-60	O'Keefe	"	B-147	Moss	"	B-278	Koenig	"		A-278	Doyle	Not Pending applica.																					
Actions by P/C.....	76	B-236	Juliano	Staff Study	B-188	McAteer	"	B-295	Galanty	"		A-295	Doyle	Not Pending applica.																					
Rezoning activity since the date of the last STATUS REPORT		A-743	O'Keefe	Rose Hill Plan	B-247	Diener	"	B-385	Greiff	"		A-385	Doyle	Not Pending applica.																					
Applications filed.....	38	B-236	Juliano	Staff Study	B-260	Casper	"	B-394	Hoyer	"		A-394	Doyle	Not Pending applica.																					
Final actions by B/S.....	23	B-236	Juliano	Staff Study	B-318	Grant	"	B-411	Naemacher	"		A-411	Doyle	Not Pending applica.																					
Actions by P/C.....	18	B-236	TOTAL PENDING BEFORE THE BOARD OF SUPERVISORS.....	32	B-291	Fairchild	"	B-432	Fox	"		A-432	Doyle	Not Pending applica.																					
Note: Cases tentatively scheduled before the Board not included in the total.		B-299	Fairchild	"	B-433	Strine	"	B-433	Vanderwende	"		A-433	Doyle	Not Pending applica.																					
		B-321	Edsall	"	B-434	Reid	"	B-434	Brent	"		A-434	Doyle	Not Pending applica.																					
		B-361	Westby	"	B-435	Ward	"	B-435	No. Va. Dev.	"		A-435	Doyle	Not Pending applica.																					
		B-363	Thompson	"	B-436	Diener	"	B-436	Thompson	"		A-436	Doyle	Not Pending applica.																					
		B-369	Diamond	"	B-437	American Masonry	"	B-437	Thompson	"		A-437	Doyle	Not Pending applica.																					
		B-410	Humble Oil	"	B-438	Klinger	"	B-438	Thompson	"		A-438	Doyle	Not Pending applica.																					
		B-447	Klinger	"	B-439	Erlich	"	B-439	Thompson	"		A-439	Doyle	Not Pending applica.																					
		B-459	Erlich	"	B-440	Thompson	"	B-440	Thompson	"		A-440	Doyle	Not Pending applica.																					
		B-476	Thompson	"	B-441	Klinger	"	B-441	Thompson	"		A-441	Doyle	Not Pending applica.																					
					B-442	Thompson	"	B-442	Thompson	"		A-442	Doyle	Not Pending applica.																					
					B-443	Thompson	"	B-443	Thompson	"		A-443	Doyle	Not Pending applica.																					
					B-444	Thompson	"	B-444	Thompson	"		A-444	Doyle	Not Pending applica.																					
					B-445	Thompson	"	B-445	Thompson	"		A-445	Doyle	Not Pending applica.																					
					B-446	Thompson	"	B-446	Thompson	"		A-446	Doyle	Not Pending applica.																					
					B-447	Thompson	"	B-447	Thompson	"		A-447	Doyle	Not Pending applica.																					
					B-448	Thompson	"	B-448	Thompson	"		A-448	Doyle	Not Pending applica.																					
					B-449	Thompson	"	B-449	Thompson	"		A-449	Doyle	Not Pending applica.																					
					B-450	Thompson	"	B-450	Thompson	"		A-450	Doyle	Not Pending applica.																					
					B-451	Thompson	"	B-451	Thompson	"		A-451	Doyle	Not Pending applica.																					
					B-452	Thompson	"	B-452	Thompson	"		A-452	Doyle	Not Pending applica.																					
					B-453	Thompson	"	B-453	Thompson	"		A-453	Doyle	Not Pending applica.																					
					B-454	Thompson	"	B-454	Thompson	"		A-454	Doyle	Not Pending applica.																					
					B-455	Thompson	"	B-455	Thompson	"		A-455	Doyle	Not Pending applica.																					
					B-456	Thompson	"	B-456	Thompson	"		A-456	Doyle	Not Pending applica.																					
					B-457	Thompson	"	B-457	Thompson	"		A-457	Doyle	Not Pending applica.																					
					B-458	Thompson	"	B-458	Thompson	"		A-458	Doyle	Not Pending applica.																					
					B-459	Thompson	"	B-459	Thompson	"		A-459	Doyle	Not Pending applica.																					
					B-460	Thompson	"	B-460	Thompson	"		A-460	Doyle	Not Pending applica.																					
					B-461	Thompson	"	B-461	Thompson	"		A-461	Doyle	Not Pending applica.																					
					B-462	Thompson	"	B-462	Thompson	"		A-462	Doyle	Not Pending applica.																					
					B-463	Thompson	"	B-463	Thompson	"		A-463	Doyle	Not Pending applica.																					
					B-464	Thompson	"	B-464	Thompson	"		A-464	Doyle	Not Pending applica.																					
					B-465	Thompson	"	B-465	Thompson	"		A-465	Doyle	Not Pending applica.																					
					B-466	Thompson	"	B-466	Thompson	"		A-466	Doyle	Not Pending applica.																					
					B-467	Thompson	"	B-467	Thompson	"		A-467	Doyle	Not Pending applica.																					
					B-468	Thompson	"	B-468	Thompson	"		A-468	Doyle	Not Pending applica.																					
					B-469	Thompson	"	B-469	Thompson	"		A-469	Doyle	Not Pending applica.					</td																

Chief, Survey Branch, Physical Security
Division/OS

5 May 1966

Chief, Acquisition Branch, Real Estate and
Construction Division/OL

Rezoning Application; 19.3 Acres Across Route 123 from Entrance
Road to Headquarters

1. Referring to our telephone conversation, there are attached copies of the subject rezoning application and plat which would change the present RE-1 (one acre sites for single family detached residences) to RT (Townhouses - 10 per acre). I understand that you would like to study the effect of the rezoning, if approved, in order to determine whether security hazards are sufficient to warrant interposition of official objection.

2. The hearing on the case by the Planning Commission of Fairfax County has not yet been scheduled. A statement showing the status of rezoning applications now before the County authorities is included in the attachment.

3. An earlier application (B-27) for rezoning this same tract to permit medium-rise apartment construction (CRM2H) was denied finally by the County on 10 March 1965. The "contract owner" (promoter) at that time was Robert Travers, who just lost on a petition to rezone for high-rise apartments the 11.2 acres on the northeast corner of our entrance road and Route 123. This tract has been approved for acquisition by the Agency for buffer purposes.

STAT



Attachments
As stated

Distribution:

Original & 1 - Addressee
1 - ADD/S
1 - D/L
2 - OL/RECD

STAT

OL/RECD/AB/

REC'D 7/6 May 66

Tolson Proj/60

STAT PSO/OS [redacted] advised
no present threat would arise
from construction of townhouses
across Rt. 123 from our entrance
road.

End

MAP REFERENCE		PARCEL OR LOT	
31-1		001	14

BOARD OF COUNTY SUPERVISORS

COUNTY PLANNING COMMISSION

Joseph Alexander
 Frederick A. Babson, Jr.
 John L. Beerman
 Mrs. Harriet F. Bradley
 Stuart T. DeBell
 Stanford E. Parri
 John P. Parrish

Mrs. Terry Dalton
 Stephen Hartwell
 Russell O. Hess
 C. Craven Hughes
 Glenn S. Ovrevik
 Keith Price
 Morris G. Sahr
 George Simpson
 G. Meade Stull
 Thomas R. Williams

APPLICATION FOR ZONING MAP AMENDMENT

NO. B-459

Fairfax County, Virginia

(Do not fill in this space)

TO: THE BOARD OF COUNTY SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

Contract Owner X
Owner _____(1) I (X) Bert M. Erlich
(2) of 207 Park Avenue Falls Church, Virginia 533-3020

Address

City or Post Office

Telephone

hereby petition you to amend the Zoning Map of Fairfax County, Virginia, by reclassifying from the

(3) RE-1 District to the RT District the property
described as follows, and shown outlined in red on the maps attached hereto, which are made a part of this application.(4) Branesville 19.307 acres
Address of property (if any) Magisterial Dist. Total area (ac. or square ft.)

(5) PROPERTY LOCATION (advertising description) - (Example - South side Route 236 approximately 1000 ft. West of Route 784).

South side Route 123 approximately 800 feet East of Potomac School (Rt. 688).

(6) DESCRIPTION OF PROPERTY (attached if property is described by metes and bounds).

(See Attached Description)

(7) Lot (s) Block (s) Subdivision Deed Book Page No.

(8) Townhouses

NAME AND ADDRESS OF OWNERS OF RECORD

Ernest Smith, 4507 Ranshaw Drive, McLean, Virginia

Name Address

(9) SIGNATURE OF OWNER
OR CONTRACT OWNER Bert M. ErlichBy: (Agent)

(Robt. C. Fitzgerald)

Address and Telephone No. of Agent

(10) AFFIDAVIT

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)This 4th day of April, 1966

(Month - year)

Bert M. Erlich (owner, contract (owner, ~~contract~~)) personally appeared before me in my
 (delete one)
 State and County aforesaid, who after being first duly sworn made oath before me that no member of the Board of County Supervisors of the County of Fairfax, Virginia, nor of the County Planning Commission thereof has any interest in property described herein either individually, by ownership of stock in a corporation owning such land, or partnership, and no member of the immediate household of any member of the commission or governing body has any such interest, except as follows:

GIVEN UNDER MY HAND THIS 4th dayof April, 1966
(month - year)Virginia Rettlinger

Secretary Public

My Commission Expires: October 18, 1966Receipt No. 49 Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260006-1

(Attach Justification and add 8 1/2" x 11" sheets as necessary)

C O P Y

JUSTIFICATION

Application to rezone 19.307 acres, south side Route 123, approximately 300 feet east of Potomac School Road (Route 688) - Beryl M. Erlich

The property concerned in this application is located on a four-lane dividing highway (Dolly Madison Boulevard, Route 123), near McLean and its business district and is directly across the highway from the entrance to the C. I. A. installation. It is a short distance north of the interchange of Route 123 with the George Washington Memorial Parkway and these roads give good access to the bridges entering Washington, D. C. Also by use of the Parkway, there is good access to the beltway.

Because of its location in relation to the C. I. A., and its proximity to Washington, D. C., there is an obvious need for residential units in the area greater than can be provided under the single family zoning classification.

Surrounding areas have been developed by single family development on relatively large lots, mainly due to the lack of sewer facilities at the time of development. These single family homes are of high value and it is planned to develop this parcel in townhouse development with the individual units being comparable and compatible value-wise and architecturally-wise with existing and planned single family development.

It is planned to develop the parcel oriented to the west or McLean direction, and providing no access into the adjacent subdivision of Clearview Manor, unless such access is desired by the residents of Clearview Manor or the county. The streets will be coordinated with the development plan on the adjacent tract to the west to the satisfaction of the county and the developer of that tract.

Although the zoning of this parcel of land to the townhouse classification may appear to be sandwiching townhouses in between existing and proposed single family development, the undersigned believes that the peculiar location of this parcel, which will afford luxury townhouse accommodations to persons employed at the C. I. A. installation, reducing the travel of these persons on the highways, should over-ride any such objection.

It should be noted that in the past there have been a number of applications of property within this area for high density apartment rezoning. It is suggested that the rezoning of this parcel to townhouse classification should relieve the pressure of apartment demands in this vicinity.

It has been noted in the press that Secretary of Interior Udall, who holds in his hands the development of the Merrywood property, has indicated his approval of the developing of that property in some form of townhouse development compatible with that area. The developers of this property propose to do a similar job in the development of this land and the construction of high priced townhouses that will be a show-place of the community as well as providing much needed residential units of such type in this locality.

Respectively submitted,
Robert C. Fitzgerald
Attorney for Applicant

C O P Y

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260006-1

SENDER WILL CHECK CLASSIFICATION FOR AND FOLD FOR RETURN			
UNCLASSIFIED	CONFIDENTIAL	SECRET	

CENTRAL INTELLIGENCE AGENCY
OFFICIAL ROUTING SLIP

TO	NAME AND ADDRESS	DATE	INITIALS
1	C/RECD	6 May	480 h
2			
3	EO/OL	6 May	MR
4	DD/L	9 MAY 1966	DA
5	D/L		
6			
ACTION	DIRECT REPLY	PREPARE REPLY	
APPROVAL	DISPATCH	RECOMMENDATION	
COMMENT	FILE	RETURN	
CONCURRENCE	INFORMATION	SIGNATURE	

Remarks:

Not to be disseminated until the D/L
has seen it.

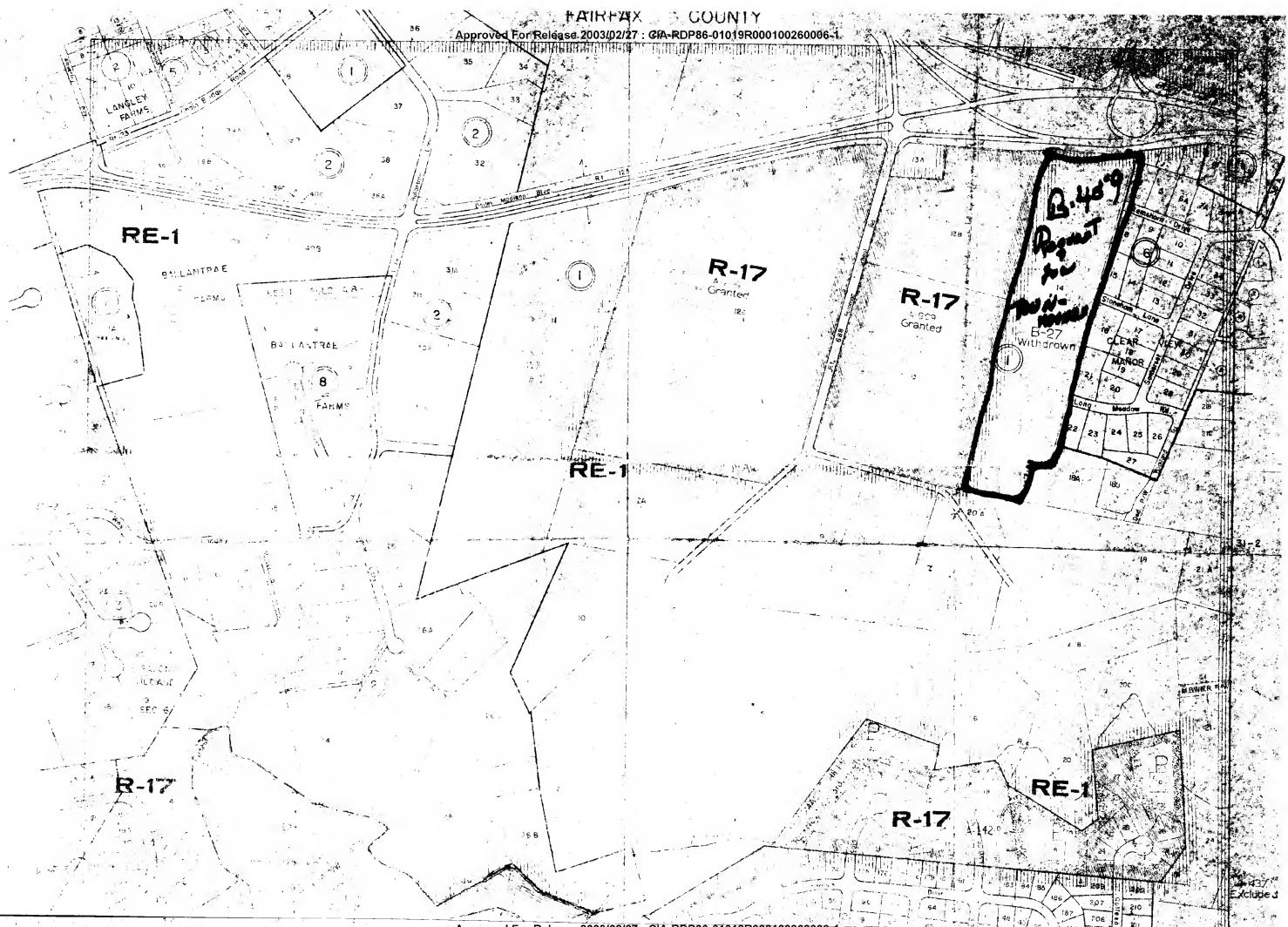
FOLD HERE TO RETURN TO SENDER

FROM: NAME, ADDRESS AND PHONE NO.

DATE

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260006-1

UNCLASSIFIED	CONFIDENTIAL	SECRET
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TO: C. C. Messay, County Executive DATE: April 23,
FROM: John Yaremchuk, Acting Director of Planning
SUBJECT: Status of Zoning Applications

LICATIONS

I am attaching for your information and that of the Board of Supervisors a report indicating the current status of all zoning cases in the Active File. This report indicates the schedule which has been tentatively set up for the hearing of these cases before the Planning Commission and the Board of Supervisors.

STATUS OF ZONING APP

STATUS	TOTALS	PENDING BEFORE THE B/S			PENDING BEFO WITH PLA	
TOTAL PENDING BEFORE THE BOARD.....	32	NUMBER	NAME	PLAN OR DEFERRED DATE	NUMBER	NAME
Pending before the Planning Commission in areas with pending plans		B-359	Covington	May 4, 1966	A-868	Miller
(1) Back-Brad. Road Study	5	B-409	Bo-Bud	May 11, 1966	B-289	Picot
(2) Difficult Run Plan	19	B-391	Fleisher	" (Tenta.)	B-417	Coopersmith
(3) Edsall Road Study	2	B-441	Lincolnia	" (Tenta.)	B-462	Travers
(4) Fairfax Plan	8	B-457	Rush	" (Tenta.)	B-468	Dunham
(5) Lower Potomac Plan	3	A-705	Homewood Corp.	May 18, 1966	A-619	Waple
(6) McLean Plan	20	B-131	Dominion Dev.	"	B-21	Yeonas Land
(7) Mt. Vernon Plan	5	B-349	Webb	"	B-39	Wapleton
(8) Pohick Plan	5	B-375	Namey (B/S Action)	"	B-71	Yeonas
(9) Rose Hill Plan	23	B-383	Copper	"	B-90	Gosnell
(10) Vienna Plan	17	B-402	Bles	"	B-108	Turner
	107	B-450	Kidwell	"	B-198	Outlaw
Pending before Planning Commission	20	B-305	Frogale	June 8, 1966	B-220	Behm
Planning Commission from May 5 to May 19	14	B-264	Travers	June 15, 1966	B-258	Marshall
Pending before P/C for scheduling	55	B-336	No. Va. Oil	"	B-268	Fairland
TOTAL PENDING BEFORE PLANNING COMM.	196	B-329	Burgdorf	July 13, 1966	B-271	Morris
TOTAL ACTIVE APPLICATION-APR. 29	228	A-830	Miller	July 27, 1966	B-279	Winston
Total active applications of		B-227	Moore	September 14, 1966	B-281	Richmarr
May 3, 1965 157		B-284	Geeraert (C-DM) (B/S Action)	"	B-327	Travers
June 11, 1965 143		B-311	Creel	"	B-393	Fox
July 9, 1965 154		B-330	Custis	"	B-399	Woodlawn
August 13, 1965 152		B-382	Lukinson (B/S Action)	September 21, 1966	B-401	Bles
September 23, 1965 160		B-30	Hutchinson	Heard by P/C - no date set	B-438	Whitley Enterprises
October 25, 1965 164		B-181	Erlich	"	B-467	Values, Inc.
November 23, 1965 172		B-300	Guest	"	B-304	Swanner
December 23, 1965 160		B-315	Day	"	B-367	Travers
January 26, 1966 184		B-318	Grant	"	A-774	Hooper
February 28, 1966 200		B-319	Paul	"	A-782	Thompson
March 29, 1966 209		B-366	Long	"	A-820	Kupersmidt
		B-397	Ford	"	B-133	Grancourt
Rezoning activity - 1966		A-895	Edwards	McLean Plan	B-223	Ryan
Applications filed.....	143	A-743	O'Keefe	Rose Hill Plan	B-250	Rosenthal
Final actions by B/S.....	83	A-812	Rose Hill Dev.	"	B-340	American Oil
Actions by P/C.....	76	B-60	O'Keefe	"	B-449	Jolles
Rezoning activity since the date of the last STATUS REPORT		B-236	Juliano	Staff Study	B-266	Kings Landing
Applications filed.....	38			TOTAL PENDING BEFORE THE BOARD OF SUPERVISORS.....	B-296	Crist
Final actions by B/S.....	23			32	B-429	Winslow
Actions by P/C.....	18				A-781	Othman
					B-125	Williams
					B-147	Moss
					B-188	McAteer
					B-247	Diener
					B-260	Copper
					B-290	Morvath
					B-298	Flintridge
					B-299	Fairchild
					B-325	Strine
					B-358	Reid
					B-361	Southland
					B-363	Westby
					B-368	Thompson
					B-369	Diener
					B-405	American Masonry
					B-410	Humble Oil
					B-447	Klinger
					B-459	Erlich
					B-476	Thompson